

Proposed Housing Development: 70 Homes North of The Green, Barton under Needwood Outline Planning Application submitted by Providence Land P/2025/00513

What's Being Proposed?

A London-based developer, **Providence Land**, has submitted an **outline planning application** to build **70 houses** on fields located north of The Green, behind the Royal Oak pub in Barton under Needwood. This is an outline application – which means it only seeks permission in principle. The layout shown is indicative and not fixed. If approved, a separate application would be needed to agree the final design and details.

Why Are Residents Concerned?

Providence Land argues that:

- The Borough's Local Plan is out of date
- There is a shortfall of housing land in East Staffordshire

➤ Neither of these claims is accurate.

What Is the Local Plan?

The **Local Plan** guides where new homes and other development should happen across East Staffordshire.

- It was adopted in **2015** and runs to **2031**, so it is still current.
- It was formally reviewed in October 2024 by East Staffordshire Borough Council (ESBC) and found to be up to date and fit for purpose.

The Plan prioritises housing in Burton and Uttoxeter, not villages like Barton. Barton is one of four designated Strategic Villages, where only limited housing development is permitted.

Is There a Housing Land Shortage?

No. In March 2025, ESBC confirmed it has more than the required 5-year supply of housing land. This means the Borough is meeting national housing targets.

There is no justification for allowing speculative development like this one, outside of the Local Plan.

Has Barton Already Taken Its Share of Housing?

Yes. Barton has already had significant development under the current Local Plan – including the Causer Road Estate off Efflinch Lane (also approved for Providence Land and later built by Bellway Homes). Until the Local Plan is next reviewed, Barton should not be expected to take further major development.

Key Local Issues Raised by Residents

Residents have submitted several objections, raising serious concerns about the impact of this development:

Traffic & Road Safety

- Increased traffic on already busy roads like Wales Lane, The Green, Captains Lane, and Dogs Head Lane
- Most new residents will likely drive children to school, increasing congestion and pressure on local junctions

Sewage Capacity

- Severn Trent has confirmed that Barton's sewage treatment works are at capacity
- From 2021–2024, there were 492 recorded discharges of sewage into Barton Brook, totalling over 6900 hours

Flood Risk

- The developer proposes floodwater lagoons to soak away surface water, but there is no proven evidence these will be effective
- Risk of flooding to nearby homes, increased flow into Full Brook, which may be unable to cope

Loss of Village Character

- The site forms part of Barton's rural setting and open countryside
- Development would erode the character and identity of the village, replacing green fields with suburban sprawl

Parish Council Position

The Parish Council will soon be agreeing its formal response to this application. However, it has already received a number of copy objections from parishioners, raising the concerns listed above.

How Can You Have Your Say?

You can submit your own comments to **East Staffordshire Borough Council** through their planning portal.

You don't have to be an expert – just explain your concerns clearly and politely. Every comment counts.

 [Home](#)

 **Deadline for comments: 27 July 2025**

Thank you for taking the time to understand what's being proposed – and why your voice matters.